

**EXTERIOR**

This section of the report follows the house components down from the cornice line through the visible portions of the outside of the foundation. Your attention should first go to the structural comments and overall integrity of the foundation and wall structure. When evaluating the structure of older buildings all conditions are a matter of degree since no building more than 20 years old is completely free of structural distortion. Secondly, wall covering, i.e stucco, siding, EIFS, and brick mortar are all wear items that can be very expensive to improve so you should try to anticipate your potential financial liability. Windows and doors can command the next largest expense if they are in too much disrepair. Rotted wood, particularly in hard to reach areas such as cornice lines should be your next priority. Painting is normally not considered a major repair unless the house is large or has substantially deteriorated paint, or has hard to reach areas. Finally, vent covers and accessories need to be considered.

**4.1 CORNICE AND SOFFITS**

**CORNICE CONDITION**

The soffit of the rear of the 1st floor bathroom is rotted and falling out due to roof leaks.



**TYPE and MATERIAL**

Particle board.

**GABLE VENTS**

Satisfactory, no repair needs observed from outside (see attic).

**4.2 EXTERIOR WALL STRUCTURE**

**VISIBLE STRUCTURAL CONDITIONS (exterior walls)**

Specific observations include: The walls are bowed moderately.

The walls are distorted vertically and horizontally due to racking and sill rot and foundation settlement. The distortion is noticeable but it is not significantly beyond normal for a 120 year old frame house. The rear bathroom addition is worst. I suspect it has substantial structural rot in it due to its configuration, closeness to the ground, and the amount of visible distortion. The perimeter sills of almost all the house have top be rotted because they are in contact with the ground and the house doesn't drain correctly. At some point you will have to remove the siding and explore the level of rot and make repairs.

**PRIMARY WALL TYPE**

Wood frame built on a perimeter sill plate.

**4.3 WALL COVERING**

**WALL COVERING CONDITION**

The siding is in bad condition and you need to anticipate replacement. It is dented, buckled, and the paint is worn off of it. It is buckled in places where the house distorted after it was installed. New siding including prep will cost 20,000 - 30-,000.

**PRIMARY MATERIAL**

There are at least two layers everywhere and three or more in some places. The exposed siding is aluminum. It is installed over asbestos cement, asphalt based shingle siding, and the original lap siding.

#### 4.4 WINDOWS

##### WINDOW CONDITION

Old windows with no sash cords and no locks. Several are painted shut, none have locks except the newer ones in the kitchen.

The window inspection is done based on a representative sampling. Cracked glass was observed.

##### PRIMARY TYPE

Wood. The glass is single thickness (uninsulated). Double hung.

##### SECONDARY TYPES

Wood. The glass is single thickness (uninsulated). Double hung with spring ballasts.

##### STORM WINDOWS AND SCREENS

STORM WINDOWS: Most of the primary windows have storms.

#### 4.5 EXTERIOR DOORS

##### MAIN ENTRY DOOR

The main entry door stile mortises (the perimeter pieces of wood of the actual door) have come loose and the door is out of square. It needs to be rehabilitated or replaced with an architecturally matching door.

##### PATIO DOORS

Newer sliding patio doors. The frame is racked because the framing is deteriorated underneath, so the door doesn't seal tight.

##### OTHER ENTRY DOORS

The rear single swinging door is out of rack.

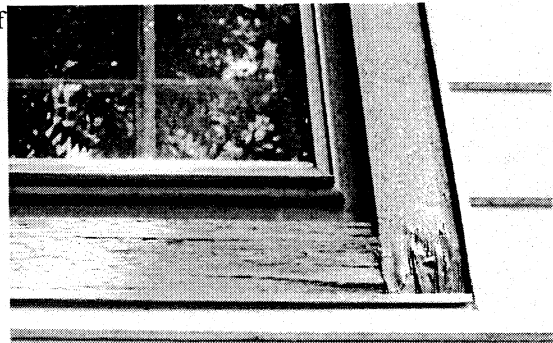
##### STORM OR SCREEN DOORS

The styling is dated and makes the house look out of date.

#### 4.7 WINDOW, DOOR, CORNER, AND MISC. EXTERIOR TRIM

##### EXTERIOR TRIM CONDITION

The rear upstairs window trim is rotted. Other smaller spots of rot were found also.



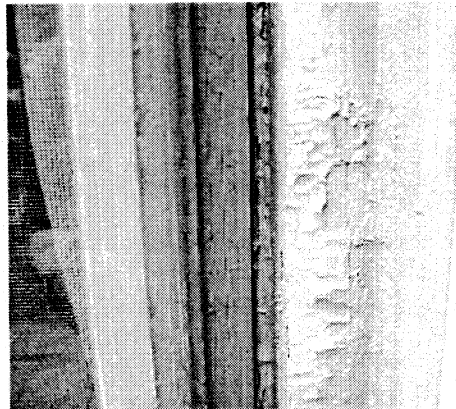
##### MATERIAL

Wood.

**4.8 PAINTING**

**EXTERIOR PAINT CONDITION**

Major paint deterioration will require extensive preparation to restore it. The paint is cracked across the grain so it will have to be removed if you want new paint to stick. All of the wood work needs paint.



**4.9 VENT COVERS, SHUTTERS, MISC.**

**SHUTTERS**

Holes noted in the siding where there used to be shutters but there are none now.

**BASEMENT, FOUNDATION, FLOOR STRUCTURE, WATER PENETRATION**

This section discusses the key structural components, i.e. the foundation walls and the floor framing. Normally the floor observations noted refer to the first floor. Basement water problems are discussed here too. The vast majority of basement water problems are related to surface control problems i.e. gutters, grading, patios, and walks. Water sinks in from around the surface and forces its way through walls, floors, and window wells. In most cases you can just fix the surface controls. Surface control problems are a distinctly different problem from subsurface water which is an inherent characteristic of the site and much more difficult to control. Subsurface water mandates the presence of a battery backed sump pump system and an effective interior perimeter drain. Very old basements just were never built with the intention of being completely waterproof and it is difficult to keep them completely dry unless you have a naturally dry site with good surface controls also. You should ask the occupants of the house about any water penetration signs noted in this report.

**5.1 FOUNDATION**

**FOUNDATION WALL CONDITION**

Structurally distorted from years of differential settlement. To make the house last for a few more generations someone is going to have to have to jack the house up and remove the old piers and install a normal foundation with proper bearing. Estimated cost 30,000 - 50,000.

AMOUNT VISIBLE: Very little of the masonry is visible because the crawlspace doesn't have good access. For proper evaluation you would have to create some access that someone could crawl through and see all the piers.

**CONFIGURATION**

TYPE OF FOUNDATION: Piers. A perimeter curtain wall has been built between the piers.

**MATERIAL**

PRIMARY FOUNDATION WALL: Brick.

**5.2 FLOOR STRUCTURE**

**MAIN FLOOR FRAMING CONDITION**

The joists are sagged between piers and walls. The sag is about 2-3" because of the small size and wide spacing of the joists. The perimeter sill has to be rotted. In the one are we could touch it it was rotted and that area is the driest of all the areas around the house. Eventually you will have to remove siding and create crawlspace access so that the rotted framing can be assessed and repairs can be made.

**SECONDARY FLOOR FRAMING CONDITION**

The upper floors also sag but since they are not in a damp location I was not as concerned. They are just light weight.

**MAIN FLOOR FRAMING DESCRIPTION**

AMOUNT VISIBLE: 10% or Less. Most of the floor condition was deduced from the external manifestations.  
PREDOMINANT MATERIAL TYPE: Conventional floor joists. SIZE AND SPACING: 2x6, 24" O.C. SPAN: 10 to 12',  
The floor structure of the upper floors is almost never visible and all assessments are based on manifested conditions.

**COLUMNS**

COLUMN CONDITION: Uneven with each other. COLUMN TYPE: There are brick columns.

**BEAMS**

BEAM CONDITION: sagging, BEAM TYPE: The main beam is made up out of framing lumber.

**5.3 BASEMENT FINISH, MOLD, WATER PENETRATION**

**EVIDENCE OF WATER FROM OUTSIDE**

No access but the drainage patterns lead back into the house.

**5.4 CRAWLSPACES**

**CRAWLSPACE GENERAL CONDITION**

The conditions are unknown due to a lack of access. If possible create an access for inspection. Water and moisture are accumulating creating a damp environment conducive to fungus growth, rot, or insect infestation. Fungus growth on the joists was visible from one vent hole.

**CRAWLSPACE VENTING, INSULATION, VAPOR BARRIER**

VAPOR BARRIER: There is no vapor barrier. Put 6 mil plastic on the ground with overlapping joints and weigh down the edges. VENTILATION: The crawlspace currently vents to the outside. Inadequate. Ventilation modifications are recommended to prevent mold and fungus growth. INSULATION: There is no insulation.

**5.5 SUMP PUMP and FLOOR DRAINS**

**FLOOR DRAIN**

N/A.

**5.6 INSECT DAMAGE**

**INFESTATION SIGNS**

A lot ants. Termite infestation could only be determined if an access was created.  
Hidden areas can't be assessed and insect infestation inspections are a specialty unto themselves.

**RECOMMENDATION**

Get a full wood boring insect inspection from a pest control company.

**ELECTRIC SYSTEM**

There are five things you need to know about the electric system in your house: 1. Is the total available power enough to meet the load demand on the house? 2. What is the condition of the service equipment? 3. Is the distribution thorough enough (are there enough circuits) to keep you from routinely overloading any given circuit and to allow you to run a household in the manner in which you would like? 4. What is the workmanship like? 5. And finally, are there enough, and what is the condition of the outlets, switches and light fixtures. Any two prong outlets should be upgraded to three prong (with ground) and wet areas should have Ground Fault interupters on them. If you don't know what GFIs are ask your inspector.  
All houses with fuel burning appliances should have Carbon Monoxide (CO) detectors. They can be bought as combination detectors with smoke detectors. Smoke detectors have to be upgraded regularly. They apparently go bad just sitting. The test button on a smoke alarm only tests the buzzer not the ability to detect smoke. New houses now have smoke alarms inside every bedroom as well as outside sleeping areas and on every floor. This reportedly has provided a dramatic improvement in their effectiveness. Re-sale houses are typically only required to have one on each floor and outside the sleeping areas. The more you have the better. We will automatically recommend replacement of the detectors if they look old.